| 136.0 | 0005 | 0012.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,037,600 / 1,037,600 |
| | | | | | USE VALUE: | 1,037,600 / 1,037,600 |
| | | | | | ASSESSED: | 1,037,600 / 1,037,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 55 | | BRANTWOOD RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | WILCOX DAVID K--ETAL |
| Owner 2: | PIERCE CHARLOTTE R |
| Owner 3: | |
| Street 1: | 55 BRANTWOOD ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 7,020 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Clapboard Exterior and 2484 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7020.000 | 495,400 | 3,000 | 539,200 | 1,037,600 |
| Total Card | 0.161 | 495,400 | 3,000 | 539,200 | 1,037,600 |
| Total Parcel | 0.161 | 495,400 | 3,000 | 539,200 | 1,037,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.71 | /Parcel: 417.7

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 87747

**GIS Ref**

**GIS Ref**

**Insp Date** 09/08/17

## PREVIOUS ASSESSMENT

Parcel ID 136.0-0005-0012.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 495,400 | 3000 | 7,020. | 539,200 | 1,037,600 | 1,037,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 372,200 | 3000 | 7,020. | 569,100 | 944,300 | 944,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 371,600 | 3000 | 7,020. | 419,300 | 793,900 | 793,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 363,600 | 3000 | 7,020. | 401,400 | 768,000 | 768,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 363,600 | 3000 | 7,020. | 371,400 | 738,000 | 738,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 343,400 | 3000 | 7,020. | 311,500 | 657,900 | 657,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 343,400 | 3000 | 7,020. | 304,300 | 650,700 | 650,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 343,400 | 3000 | 7,020. | 289,900 | 636,300 | 636,300 | | 12/13/2012 |

!10595!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 00:53:10 |

**LAST REV**

| Date | Time |
|---|---|
| 02/27/20 | 11:38:02 |
| danam | |
| 10595 | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 21325-417 | | 7/1/1991 | | 308,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/3/2019 | 1565 | Re-Roof | 12,150 | C | | | | |
| 9/14/2000 | 737 | Wood Dec | 3,575 | O | | | | |
| 11/12/1999 | 762 | Alterati | 5,000 | | | | | DEMO KIT |
| 11/8/1999 | 809 | Alterati | 110,000 | | | | | KIT ADD, BDRM, BAT |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/8/2017 | Inspected | PH | Patrick H |
| 8/29/2017 | MEAS&NOTICE | HS | Hanne S |
| 2/5/2009 | Meas/Inspect | 372 | PATRIOT |
| 4/7/2000 | Inspected | 263 | PATRIOT |
| 11/4/1999 | Measured | 266 | PATRIOT |
| 1/1/1982 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 87747 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7020 | | Sq. Ft. | Site | | 0 | 90. | 0.85 | 10 | | | Topo | -5 | | | | | 539,163 | | | | | | 539,200 | |

Total AC/HA: 0.16116 | Total SF/SM: 7020 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 539,163 | Spl Credit | Total: 539,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1922 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.16622412 |
| Const Adj.: | 0.99980003 |
| Adj $ / SQ: | 151.579 |
| Other Features: | 102500 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 608576 |
| Depreciation: | 113195 |
| Depreciated Total: | 495381 |

## COMMENTS

NC=WORK IN PROGRESS RECHECK ADDN 7/01.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 3 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

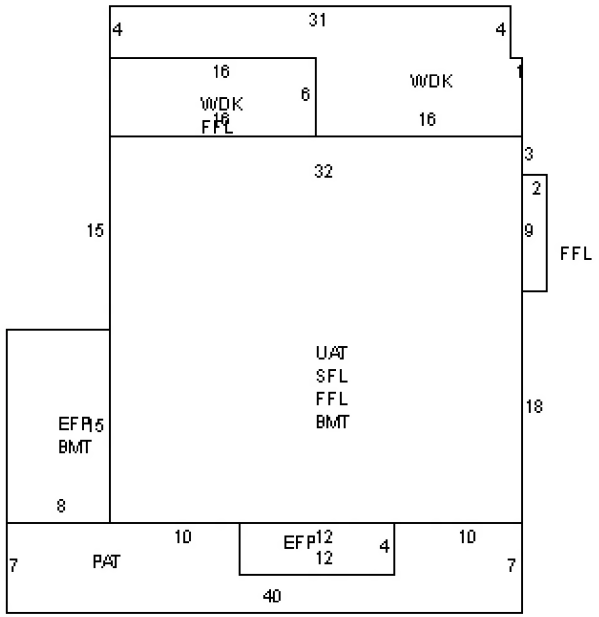
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 183.41 |
| Special Features: | 0 | Val/Su Net: | 121.72 |
| Final Total: | 495400 | Val/Su SzAd | 243.56 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,080 | 54.000 | 58,320 |
| FFL | First Floor | 1,074 | 151.580 | 162,796 |
| SFL | Second Floor | 960 | 151.580 | 145,516 |
| WDK | Deck | 316 | 9.160 | 2,895 |
| UAT | Upper Attic | 240 | 94.740 | 22,737 |
| PAT | Patio | 232 | 3.870 | 897 |
| EFP | Enclos Porch | 168 | 43.420 | 7,295 |

| Net Sketched Area: | 4,070 | Total: | 400,456 |
|---|---|---|---|
| Size Ad | 2034 | Gross Are | 4790 | FinArea | 2484 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 25 | A | |
| UAT | 100 | FLA | 75 | A | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

136.0-0005-0012.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X12 | A | FR | 1935 | 25.42 | T | 50 | 101 | | | 3,000 | | | 3,000 |

| More: | N | Total Yard Items: | 3,000 | Total Special Featues: | | Total: | 3,000 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc